



**Municipal Planning Commission Meeting**  
Thursday, December 18, 2025 at **6:00 PM**

Farragut Town Hall  
11408 Municipal Center Drive

**AGENDA**

- I) Call to Order
- II) Approval of Agenda
- III) Approval of Minutes  
Approval of Minutes for the November 20, 2025 meeting
- IV) Action Items
  - A) Discussion and public hearing on a final plat for the Biddle Farms Townhomes, 305 Hudson Bay Lane, Parcel 003.24, Tax Map 143, 47 Dwelling Units, Zoned PCD and FPD (Homestead Land Holdings, LLC, Applicant)
  - B) Discussion and public hearing on a final plat for the Mamone property, 317 Everett Road, 3.71 Acres, Four House Lots, Zoned R-1 and FPD (Benchmark Associates, Applicant)
  - C) Discussion and public hearing on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XII. - General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Facade Requirements, to provide for new buildings to follow the Town of Farragut Architectural Design Standards, as amended, for the Town Center Subarea and remove reference to the Town Center Design Requirements (The Architecture Collaborative, Applicant)
  - D) Discussion and public hearing on a request to rezone Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road) from Agricultural (A) to General Single-Family Residential (R-2)(Midtown Legal, Applicant)
  - E) Discussion and public hearing on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XVII. Office district (O-1), Subsection B. Permitted principal and accessory uses and structures, to add "Interactive Sports

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**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |**  
**WWW.TOWNOFFARRAGUT.ORG**

*It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting*

Analysis Services" as a permitted use and to include a definition for "Interactive Sports Analysis Services" in Chapter 2 of the Zoning Ordinance (Christian Miller, Applicant)

- F) Discussion and public hearing on an ordinance to amend the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 - Vested Rights in Development Standards, by providing for updated provisions consistent with recent amendments to the Tennessee Code Annotated (TCA)(Town of Farragut, Applicant)

V) Discussion Items

VI) Approval of Utilities

VII) Citizens Forum

## **The Farragut Municipal Planning Commission welcomes and invites Farragut residents to participate in public meetings.**

### **Public Participation Guidelines for Farragut Municipal Planning Commission meetings**

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to a staff member. This time is set aside specifically for comments on items that are not on the Planning Commission's agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute

limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

1. A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
2. A violation of this section is a Class A misdemeanor.



**Town of Farragut, Tennessee  
Municipal Planning Commission Meeting**

Farragut Town Hall  
11408 Municipal Center Drive

Thursday, November 20, 2025, 6 PM

**MINUTES**

**I) Call to Order**

Chairman Pinchok called the meeting to order at 6:00 PM. Roll Call for attendance: Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston; in addition to staff and members of the press. Commissioner Wright, Commissioner Devlin, and Vice-Mayor Meyer were absent.

**II) Approval of Agenda**

Motion was made to approve the agenda with items IV) G and IV) I recommended for postponement. Moved by Mayor Williams, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice-Mayor Meyer were absent; motion Passed.

**III) Approval of Minutes**

**A) Minutes from October 16, 2025 meeting**

Motion was made to approve the minutes from the October 16, 2025 meeting. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice-Mayor Meyer were absent; motion Passed.

**IV) Action Items**

**A) Request for approval of a Traffic Calming Application for Union Road east side of Everett Road portion (Town of Farragut, Applicant)**

Eric Schindler, Assistant Town Engineer, presented this item. Motion was made to approve the traffic calming application for Union Road (east side of Everett Road portion). Moved by Mayor Williams, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner

Wright, Commissioner Devlin, and Vice-Mayor Meyer were absent; motion Passed.

**B) Request for approval of a Traffic Calming Application for Midhurst Drive from the eastern intersection of Foxford Drive to Barbara Lane (Town of Farragut, Applicant)**

Eric Schindler, Assistant Town Engineer, presented this item. Motion was made to approve the traffic calming application for Midhurst Drive from the eastern intersection of Foxford Drive to Barbara Lane. Moved by Mayor Williams, seconded by Commissioner Greene; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok,; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice Meyer were absent; motion Passed.

**C) Request for approval of a plan to extend a sidewalk along the west side of Everett Road from the trail connection coming out of Split Rail Farm Subdivision to the Fox Run Greenway (Town of Farragut, Applicant)**

Darryl Smith, Town Engineer, introduced this item along with Lincoln Fugal, the design engineer with LDA Engineering. Motion was made to approve the sidewalk connection along the west side of Everett Road from the trail connection coming out of Split Rail Farm Subdivision to the Fox Run Greenway. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice Meyer were absent; motion Passed.

**D) Request for approval to extend fiber cable for Comcast along the east side of Concord Road south of Kingston Pike to provide service to 130 Concord Road (Comcast, Applicant)**

Mark Shipley, Community Development Director, reviewed the item. Motion was made to approve the fiber project subject to obtaining a right of way permit from the Town's Engineering Department. Moved by Commissioner Povlin, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice Meyer were absent; motion Passed.

**E) Request for approval to extend fiber cable for Comcast along the east side of Brooklawn Street from Kingston Pike to Neptune Drive and along a portion of the north side of Neptune Drive (Comcast, Applicant)**

Mark Shipley, Community Development Director, reviewed the item. Motion was made to approve the fiber project subject to providing a revised plan that removes reference to open trench installation and clearly shows the bore under Brooklawn Street, and to obtaining a right of way permit from the Town's Engineering Department. Moved by Commissioner Povlin, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers,

Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice Meyer were absent; motion Passed.

- F) *{{(This is a discussion item only related to Agenda Item IV) G}}* Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XII. - General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Facade Requirements, to provide for 75% masonry on the net facade area of new buildings that are part of an existing development on the same parcel rather than 75% face brick on each building elevation (The Architecture Collaborative, Applicant)**

Discussion only.

- G) Discussion and public hearing on a site plan for West End Center, Phase 3, 11235 West Point Drive, Zoned C-1/MUTC (The Architecture Collaborative, Applicant)**

Postponed.

- H) Discussion and public hearing on a site plan for Lakesedge Retail Center, 11328-11334 Campbell Lakes Drive, 1.04 Acres, Zoned C-2 (Seth Schweitzer, Applicant)**

Mark Shipley, Community Development Director, reviewed the item. Motion was made to approve the site plan subject to the following items being satisfactorily addressed:

1. The final site plan set must be for construction and all sheets properly signed, dated, and sealed. Please coordinate with the Commercial Plans Reviewer and Fire Marshal on any code related items they may need on the site plan set.
2. The cover sheet needs to account for all sheets in the site plan set, including the architectural.
3. Please ensure that the required square footage of landscaped area between the building and parking lot is met. This will need to be coordinated with the landscape plan application.
4. Since a restaurant is envisioned in part of the building, please plan for and show a designated outdoor seating area.
5. The minimum width of sidewalks is 5 feet. Please update the plans and detail. Also, the sidewalk connection to Hampton Inn will need to be shifted to the side of the landscaped island so that there is at least 5 feet of landscaped width to the side of the sidewalk.
6. Please show the compact car parking signs on the site layout sheet in terms of where they are to be located.
7. On Sheet C3.0 please address the engineering-related questions on how the permeable pavers will work with the area drain and larger stormwater system.
8. On Sheet C4.0 please address the two note related comments from the stormwater coordinator. Please also show the location of the concrete washout area on Sheet C4.1.
9. For Sheet C5.0, FUD will need to approve the water and sewer plan. Please clarify if there will be any gas proposed for the building and show location. Please include information on how electricity is being provided to the building

and any utility structures (transformers). For the restaurant, please show the location for a grease trap.

10. The roof top units appear to be screened by the building which meets the requirement. Please also add a note that acknowledges this.
11. The back of the building facing Lakesedge Drive (with a sidewalk) needs to be more inviting with some recommended window space or similar treatment.

Seth Sweitzer and Mark Driver were present on behalf of the property owner. Moved by Commissioner Myers, seconded by Commissioner Povlin to modify item #4 to state the following “consider planning for and showing a designated outdoor seating area” and to add as two additional conditions “providing an erosion control letter of credit in an amount provided by the Town Engineer and including the required bicycle rack location and detail”; voting yes, Mayor Williams, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; voting nay, None; Commissioner Wright, Commissioner Devlin, and Vice Meyer were absent; motion Passed.

**I) Discussion and public hearing on a final plat for the Biddle Farms Townhomes, 305 Hudson Bay Lane, Parcel 003.24, Tax Map 143, 49 Lots, Zoned PCD (Homestead Land Holdings, LLC, Applicant)**

Postponed.

**V) Discussion Items**

**A) Discussion on a request to rezone Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road) from Agricultural (A) to General Single-Family Residential (R-2)(Midtown Legal, Applicant)**

Discussion only.

**B) Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XVII. Office district (O-1), as it may apply to "Interactive Sports Analysis Services" being a permitted use and to include a definition for "Interactive Sports Analysis Services" in Chapter 2 of the Zoning Ordinance (Christian Miller, Applicant)**

Discussion only.

**VI) Approval of Utilities**

None

**VII) Citizens Forum**

None

Meeting adjourned at 7:15 p.m.

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a final plat for the Biddle Farms Townhomes, 305 Hudson Bay Lane, Parcel 003.24, Tax Map 143, 47 Dwelling Units, Zoned PCD and FPD (Homestead Land Holdings, LLC, Applicant)

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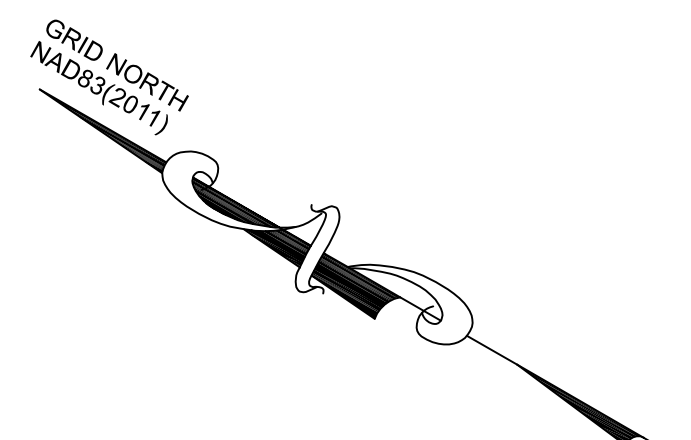
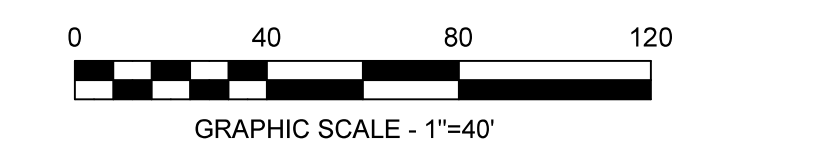
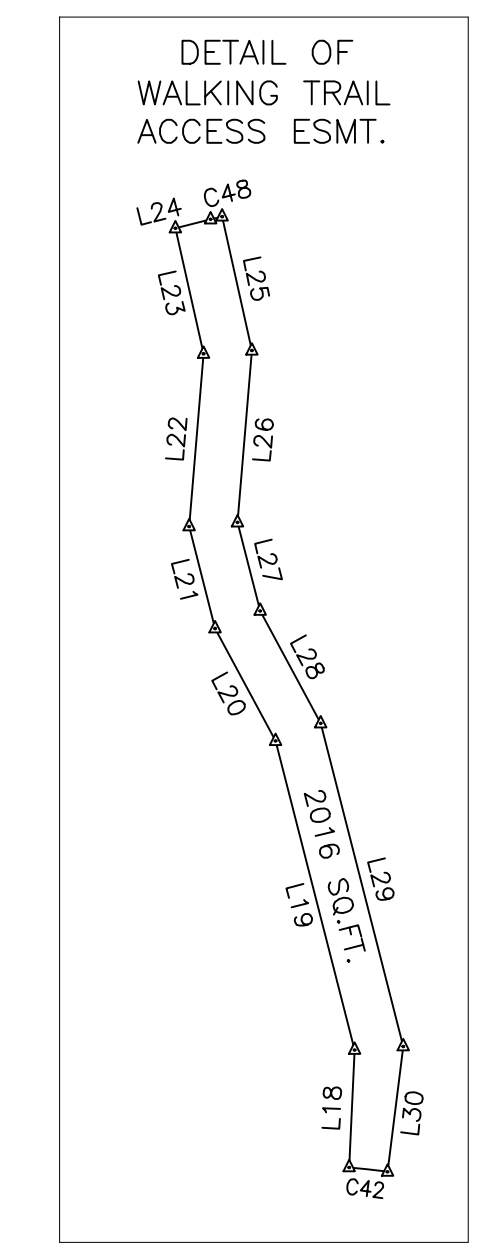
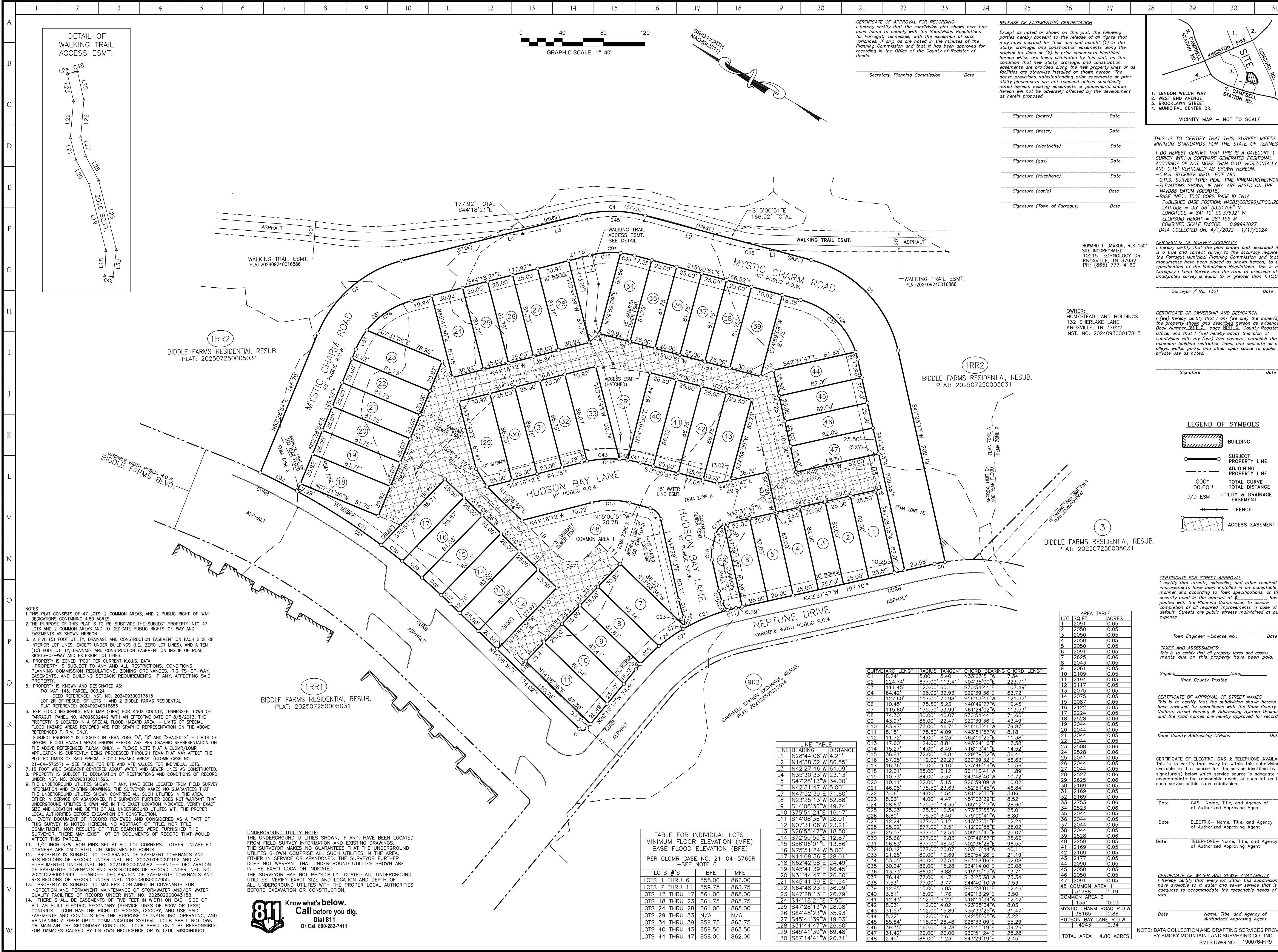
**Introduction & Background:** This item was postponed at the November 20 Planning Commission meeting due to incomplete site-related items. It is now being presented for approval.

**Discussion & Recommendations:** The layout shown on the final plat included in the packet is consistent with the site plan approved for the townhomes. There are 47 dwelling units and some small open space lots. The townhomes will be accessed from alleys in the rear of the units. Prior to signing the final plat some site-related items will need to be finished in consultation with the Town's Engineering staff. Also, Note #7 should be removed since the actual lines and easements are shown visually on the plat, and the sidewalk easement should be removed since this section of sidewalk is not to be publicly maintained. It would just need to be addressed in the covenants.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve the final plat subject to the following:

1. Completing the staff's site-related punchlist items;
2. Obtaining all required signatures;
3. Removing Note #7; and
4. Removing the sidewalk easement since this section is not to be publicly maintained.

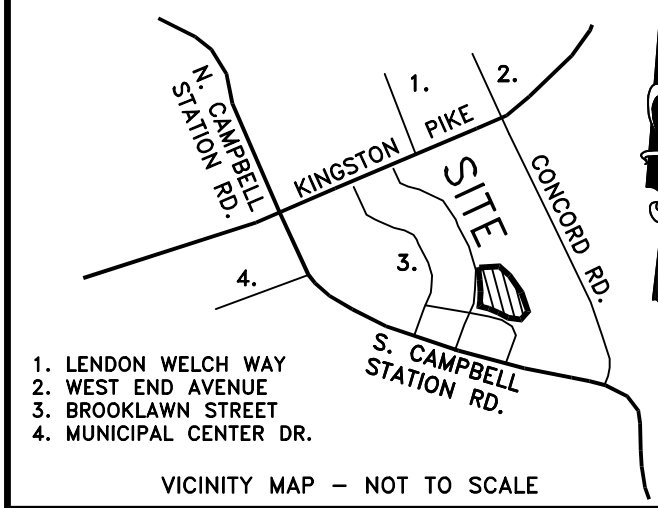


**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plot shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Secretary, Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**RELEASE OF EASEMENTS CERTIFICATION**  
 Except as noted or shown on this plot, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified herein which are being eliminated by this plot, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature (water) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature (electricity) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature (gas) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature (telephone) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature (cable) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature (Town of Farragut) \_\_\_\_\_ Date \_\_\_\_\_



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 & 4 SURVEY WITH A SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON.

-G.P.S. RECEIVER INFO: FOF 490  
 -G.P.S. SURVEY TYPE: REAL-TIME KINEMATIC (NETWORK)  
 -ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAVD83 DATUM (GEOID18).  
 -BASE INFO: DOT CORS BASE ID TN1A  
 PUBLISHED BASE POSITION: NAD83(CORS96)EPOCH2002.0  
 LATITUDE = 35° 56' 53.51756" N  
 LONGITUDE = 84° 07' 00.37828" W  
 ELLIPSOID HEIGHT = 281.155 M  
 COMBINED SCALE FACTOR = 0.99992027  
 -DATA COLLECTED ON: 4/1/2022--1/17/2024

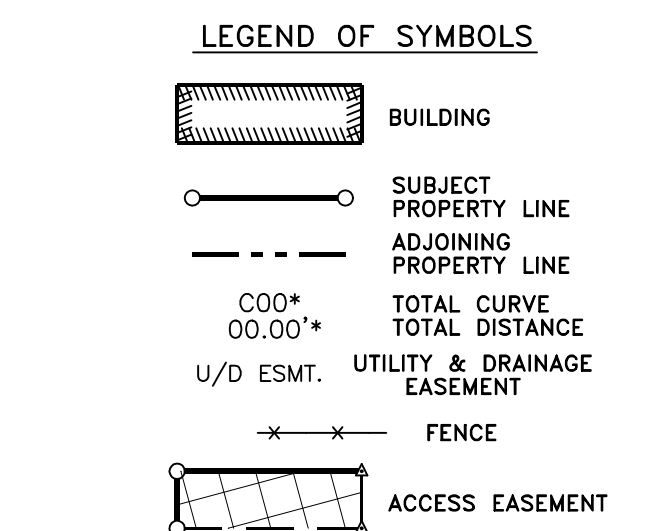
**CERTIFICATE OF SURVEY ACCURACY**  
 I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Surveyor / No. 1301 \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number \_\_\_\_\_, page \_\_\_\_\_, of the County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Signature \_\_\_\_\_ Date \_\_\_\_\_

OWNER: HOMESTEAD LAND HOLDINGS  
 132 SHIRLAKE LANE  
 KNOXVILLE, TN 37922  
 PH: (865) 777-4160  
 INST. NO. 202409300017815



**CERTIFICATE FOR STREET IMPROVEMENT**  
 I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer - License No. \_\_\_\_\_ Date \_\_\_\_\_

**TAXES AND ASSESSMENTS**  
 This is to certify that all property taxes and assessments due on this property have been paid.

Signed: \_\_\_\_\_ Date \_\_\_\_\_  
 Knox County Trustee

**CERTIFICATE OF APPROVAL OF STREET NAMES**  
 This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF ELECTRIC, GAS & TELEPHONE AVAILABILITY**  
 This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date \_\_\_\_\_ GAS- Name, Title, and Agency of Authorized Approving Agent  
 Date \_\_\_\_\_ ELECTRIC- Name, Title, and Agency of Authorized Approving Agent  
 Date \_\_\_\_\_ TELEPHONE- Name, Title, and Agency of Authorized Approving Agent

**CERTIFICATE OF WATER AND SEWER AVAILABILITY**  
 I hereby certify that every lot within this subdivision will have available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date \_\_\_\_\_ Name, Title, and Agency of Authorized Approving Agent

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC. SMLS DWS NO. 190076-FP9

- NOTES
- THIS PLAN CONSISTS OF 47 LOTS, 2 COMMON AREAS, AND 2 PUBLIC RIGHT-OF-WAY DEDICATIONS CONTAINING 4.80 ACRES.
  - THE PURPOSE OF THIS PLAN IS TO RE-SUBDIVIDE THE SUBJECT PROPERTY INTO 47 LOTS AND 2 COMMON AREAS AND TO DEDICATE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON.
  - A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS (I.E., ZERO LOT LINES), AND A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
  - PROPERTY IS ZONED "R00" PER CURRENT K.G.I.S. DATA.  
 -PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACKS, EASEMENTS, IF ANY, AFFECTING SAID PROPERTY.
  - PROPERTY IS KNOWN AND DESIGNATED AS:  
 -TAX MAP 143, PARCEL 003.24  
 -DEED REFERENCE: INST. NO. 202409300017815  
 -LOT 2R OF RESUB. OF LOTS 1 AND 2 BIDDLE FARMS RESIDENTIAL  
 -PLAT REFERENCE: 202409240016886
  - PER FLOOD INSURANCE RATE MAP (FIRM) FOR KNOX COUNTY, TENNESSEE, TOWN OF FARRAGUT, PANEL NO. 47053002446 WITH AN EFFECTIVE DATE OF 8/5/2013, THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. LIMITS OF SPECIAL FLOOD HAZARD AREAS REVIEWED ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY.  
 SUBJECT PROPERTY IS LOCATED IN FEMA ZONE "A", "X" AND "SHADED X" - LIMITS OF SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY. PLEASE NOTE THAT A CLOM/FLOM APPLICATION IS CURRENTLY BEING PROCESSED THROUGH FEMA THAT MAY AFFECT THE PLOTTED LIMITS OF SAID SPECIAL FLOOD HAZARD AREAS. (CLOM CASE NO. 21-04-57658) - SEE TABLE FOR BFE AND MFE VALUES FOR INDIVIDUAL LOTS.
  - 15 FOOT WIDE EASEMENT CENTERED ABOUT WATER AND SEWER LINES AS CONSTRUCTED.
  - PROPERTY IS SUBJECT TO DECLARATION OF RESTRICTIONS AND CONDITIONS OF RECORD UNDER INST. NO. 20090810001396.
  - THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.
  - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - 1/2 INCH NEW IRON PINS SET AT ALL LOT CORNERS. OTHER UNLABELED CORNERS ARE CALCULATED. UN-MONUMENTED POINTS.
  - PROPERTY IS SUBJECT TO DECLARATION OF EASEMENT COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. NO. 200707060002192 AND AS SUPPLEMENTED UNDER INST. NO. 20210920023582 -AND- DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. NO. 202210280025999 -AND- DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. 20250808007905
  - PROPERTY IS SUBJECT TO MATTERS CONTAINED IN COVENANTS FOR INSPECTION AND PERMANENT MAINTENANCE OF STORMWATER AND/OR WATER QUALITY FACILITIES OF RECORD UNDER INST. NO. 20250200043158.
  - THERE SHALL BE EASEMENTS OF FIVE FEET IN WIDTH ON EACH SIDE OF ALL AS BUILT ELECTRIC SECONDARY (SERVICE LINES OF 600V OR LESS) CONDUITS. LCUB HAS THE RIGHT TO ACCESS, OCCUPY, AND USE SAID EASEMENTS AND CONDUITS FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING A FIBER OPTIC COMMUNICATION SYSTEM. LCUB SHALL NOT OWN OR MAINTAIN THE SECONDARY CONDUITS. LCUB SHALL ONLY BE RESPONSIBLE FOR DAMAGES CAUSED BY ITS OWN NEGLIGENCE OR WILLFUL MISCONDUCT.

**UNDERGROUND UTILITY NOTE:**  
 THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

**TABLE FOR INDIVIDUAL LOTS MINIMUM FLOOR ELEVATION (MFE) BASE FLOOD ELEVATION (BFE) PER CLOM CASE NO. 21-04-57658 -SEE NOTE 6**

LOTS #S	BFE	MFE
LOTS 1 THRU 6	858.00	862.00
LOTS 7 THRU 11	859.75	863.75
LOTS 12 THRU 17	861.00	865.00
LOTS 18 THRU 23	861.75	865.75
LOTS 24 THRU 28	861.00	865.00
LOTS 29 THRU 33	N/A	N/A
LOTS 34 THRU 39	859.48	863.75
LOTS 40 THRU 43	859.50	863.50
LOTS 44 THRU 47	858.00	862.00

**LINE TABLE**

LINE#	BEARING	DISTANCE
L1	N25°44'06"W	4.21
L2	N14°30'32"W	86.55
L3	N42°27'46"W	64.09
L4	N35°30'33"W	23.13
L5	S47°28'13"W	34.00
L6	N42°31'47"W	5.00
L7	N47°52'39"E	171.60
L8	N23°25'13"W	52.88
L9	S14°08'36"W	49.74
L10	S75°51'24"E	16.17
L11	S14°08'36"W	28.01
L12	N07°31'06"W	23.21
L13	S26°55'47"W	113.50
L14	S72°50'55"E	12.87
L15	S56°06'01"E	13.86
L16	N75°51'24"W	5.00
L17	N14°08'36"E	28.01
L18	N62°42'58"E	24.49
L19	N45°41'39"E	66.45
L20	N31°44'47"E	26.60
L21	N45°41'39"E	21.94
L22	N64°48'23"E	36.09
L23	N47°28'13"E	26.79
L24	S44°18'21"E	7.55
L25	S47°28'13"W	28.58
L26	S64°48'23"W	35.93
L27	S45°41'39"W	19.03
L28	S31°44'47"W	26.60
L29	S45°41'39"W	69.48
L30	S67°14'41"W	26.31

**CURVE ARC LENGTH RADIUS TANGENT CHORD BEARING CHORD LENGTH**

CURVE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	5.00	15.40	N83°03'51"W	17.34	17.34
C2	224.74	677.00	N04°38'00"E	223.71	223.71
C3	111.45	120.00	S07°54'44"E	107.49	107.49
C4	64.42	126.00	S29°39'36"E	63.72	63.72
C5	127.60	117.00	S16°13'41"W	121.37	121.37
C6	10.45	175.50	N40°49'27"W	10.45	10.45
C7	115.60	175.50	N61°24'02"W	113.53	113.53
C8	74.30	80.00	S70°54'44"E	71.66	71.66
C9	43.97	86.00	S29°39'36"E	43.49	43.49
C10	83.97	77.00	S16°13'41"W	79.87	79.87
C11	8.18	175.50	N43°51'57"W	8.18	8.18
C12	11.72	14.00	S23°19'25"E	11.38	11.38
C13	17.60	124.00	N43°24'16"E	17.58	17.58
C14	15.27	14.00	N16°13'41"E	14.52	14.52
C15	36.51	72.00	N18°51'11"E	36.41	36.41
C16	57.25	112.00	S29°39'32"E	56.33	56.33
C17	16.36	15.00	N7°34'19"W	15.56	15.56
C18	12.01	25.00	S61°13'41"W	11.89	11.89
C19	16.93	84.00	S43°48'40"W	10.75	10.75
C20	10.11	22.00	S26°59'09"W	10.02	10.02
C21	46.98	175.50	N52°51'45"W	46.84	46.84
C22	3.08	14.00	N57°02'35"E	3.08	3.08
C23	8.66	14.00	N57°02'35"E	8.52	8.52
C24	28.63	175.50	N65°12'17"W	28.60	28.60
C25	25.03	175.50	N37°55'55"W	25.01	25.01
C26	15.80	175.50	N42°09'41"E	15.80	15.80
C27	12.24	67.00	N13°37'31"E	12.24	12.24
C28	25.02	67.00	N12°51'51"E	25.02	25.02
C29	25.02	67.00	S89°54'28"E	25.02	25.02
C30	25.56	67.00	N07°46'57"E	25.66	25.66
C31	96.63	67.00	N02°36'28"E	96.55	96.55
C32	40.12	67.00	N03°10'44"W	40.11	40.11
C33	21.25	80.00	S89°54'28"E	21.19	21.19
C34	53.05	80.00	S63°18'06"E	52.08	52.08
C35	30.24	156.00	S34°14'00"E	30.08	30.08
C36	18.43	86.00	N19°35'15"W	18.31	18.31
C37	16.44	77.00	N19°35'15"W	16.37	16.37
C38	7.53	77.00	S44°10'10"W	7.53	7.53
C39	12.85	15.00	S80°28'01"E	12.46	12.46
C40	3.51	15.00	S49°13'29"E	3.50	3.50
C41	12.43	112.00	N18°11'34"W	12.42	12.42
C42	8.03	112.00	N27°25'34"W	8.03	8.03
C43	31.57	112.00	N33°33'25"W	31.47	31.47
C44	9.22	112.00	N49°05'24"W	9.22	9.22
C45	55.84	115.00	S28°33'09"E	55.29	55.29
C46	39.35	160.00	S21°41'19"E	39.26	39.26
C47	51.42	200.00	S30°51'24"E	51.28	51.28
C48	2.45	86.00	S43°29'19"E	2.45	2.45

**LOT AREA TABLE**

LOT	SQ. FT.	ACRES
1	2090	0.05
2	2050	0.05
3	2050	0.05
4	2050	0.05
5	2050	0.05
6	2091	0.05
7	2625	0.06
8	2043	0.05
9	2061	0.05
10	2109	0.05
11	2194	0.05
12	2117	0.05
13	2075	0.05
14	2075	0.05
15	2087	0.05
16	2122	0.05
17	2224	0.05
18	2528	0.06
19	2044	0.05
20	2044	0.05
21	2044	0.05
22	2044	0.05
23	2508	0.06
24	2528	0.06
25	2044	0.05
26	2044	0.05
27	2044	0.05
28	2527	0.06
29	2625	0.06
30	2169	0.05
31	2169	0.05
32	2169	0.05
33	2253	0.06
34	2523	0.06
35	2044	0.05
36	2044	0.05
37	2044	0.05
38	2044	0.05
39	2528	0.06
40	2259	0.05
41	2169	0.05
42	2169	0.05
43	2044	0.05
44	2090	0.05
45	2050	0.05
46	2050	0.05
47	2090	0.05
48	COMMON AREA 1	0.03
49	COMMON AREA 2	0.03
50	COMMON AREA 3	0.03
51	COMMON AREA 4	0.03
52	COMMON AREA 5	0.03
53	COMMON AREA 6	0.03
54	COMMON AREA 7	0.03
55	COMMON AREA 8	0.03
56	COMMON AREA 9	0.03
57	COMMON AREA 10	0.03
58	COMMON AREA 11	0.03
59	COMMON AREA 12	0.03
60	COMMON AREA 13	0.03
61	COMMON AREA 14	0.03
62	COMMON AREA 15	0.03
63	COMMON AREA 16	0.03
64	COMMON AREA 17	0.03
65	COMMON AREA 18	0.03
66	COMMON AREA 19	0.03
67	COMMON AREA 20	0.03
68	COMMON AREA 21	0.03
69	COMMON AREA 22	0.03
70	COMMON AREA 23	0.03
71	COMMON AREA 24	0.03
72	COMMON AREA 25	0.03
73	COMMON AREA 26	0.03
74	COMMON AREA 27	0.03
75	COMMON AREA 28	0.03
76	COMMON AREA 29	0.03
77	COMMON AREA 30	0.03
78	COMMON AREA 31	0.03
79	COMMON AREA 32	0.03
80	COMMON AREA 33	0.03
81	COMMON AREA 34	0.03
82	COMMON AREA 35	0.03
83	COMMON AREA 36	0.03
84	COMMON AREA 37	0.03
85	COMMON AREA 38	0.03
86	COMMON AREA 39	0.03
87	COMMON AREA 40	0.03
88	COMMON AREA 41	0.03
89	COMMON AREA 42	0.03
90	COMMON AREA 43	0.03
91	COMMON AREA 44	0.03
92	COMMON AREA 45	0.03
93	COMMON AREA 46	0.03
94	COMMON AREA 47	0.03
95	COMMON AREA 48	0.03
96	COMMON AREA 49	0.03
97	COMMON AREA 50	0.03
98	COMMON AREA 51	0.03
99	COMMON AREA 52	0.03
100	COMMON AREA 53	0.03
101	COMMON AREA 54	0.03
102	COMMON AREA 55	0.03
103	COMMON AREA 56	0.03
104	COMMON AREA 57	0.03
105	COMMON AREA 58	0.03
106	COMMON AREA 59	0.03
107	COMMON AREA 60	0.03
108	COMMON AREA 61	0.03
109	COMMON AREA 62	0.03
110	COMMON AREA 63	0.03
111	COMMON AREA 64	

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a final plat for the Mamone property, 317 Everett Road, 3.71 Acres, Four House Lots, Zoned R-1 and FPD (Benchmark Associates, Applicant)

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**Introduction & Background:** This agenda item involves a small re-subdivision of the property located at 317 Everett Road. The re-subdivision will create four house lots and one open space lot.

**Discussion & Recommendations:** The re-subdivision plat included in the packet shows four proposed house lots. One of the lots will require a FEMA approved bridge to access the developable area. The Little Turkey Creek floodplain exists, to varying degrees, on all four house lots and the one open space lot. Access will be provided at one location along Everett Road between Lots 2 and 3. An access easement is included on the plat to provide for this joint access arrangement.

The staff recommends approval of the final plat subject to obtaining the required signatures, correcting a typo on the aquatic buffer width, and adding a note to the plat to clarify that the existing bridge on Lot 4 is substandard and will need to be replaced for access with a FEMA compliant structure per Note #18.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve the final plat subject to obtaining the required signatures, correcting a typo on the aquatic buffer width, and adding a note to the plat to clarify that the existing bridge on Lot 4 is substandard and will need to be replaced for access with a FEMA-compliant structure per Note #18.

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced by instrument #202505150060093, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Anthony Mamone, Jr.  
Owner(s) Printed Name  
Signature(s) Date  
Habibi Mamone  
Owner(s) Printed Name  
Signature(s) Date

**CERTIFICATION OF CLASS AND ACCURACY OF SURVEY**

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000. As shown herein and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF WATER AND SEWER AVAILABILITY**

I hereby certify that every lot within this subdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date \_\_\_\_\_ Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date \_\_\_\_\_ GAS - Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_

Date \_\_\_\_\_ ELECTRIC - Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_

Date \_\_\_\_\_ TELEPHONE - Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_

**CERTIFICATE FOR STREET APPROVAL**

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREET NAMES**

This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF COMMON AREAS DEDICATION**

As owner, in recording this plat I have designated certain areas of land shown herein as common areas intended for use by the homeowners within subdivision name for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date \_\_\_\_\_ Owner \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plot shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date \_\_\_\_\_ Secretary, Planning Commission \_\_\_\_\_

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	18.04'	S 60°41'18" W

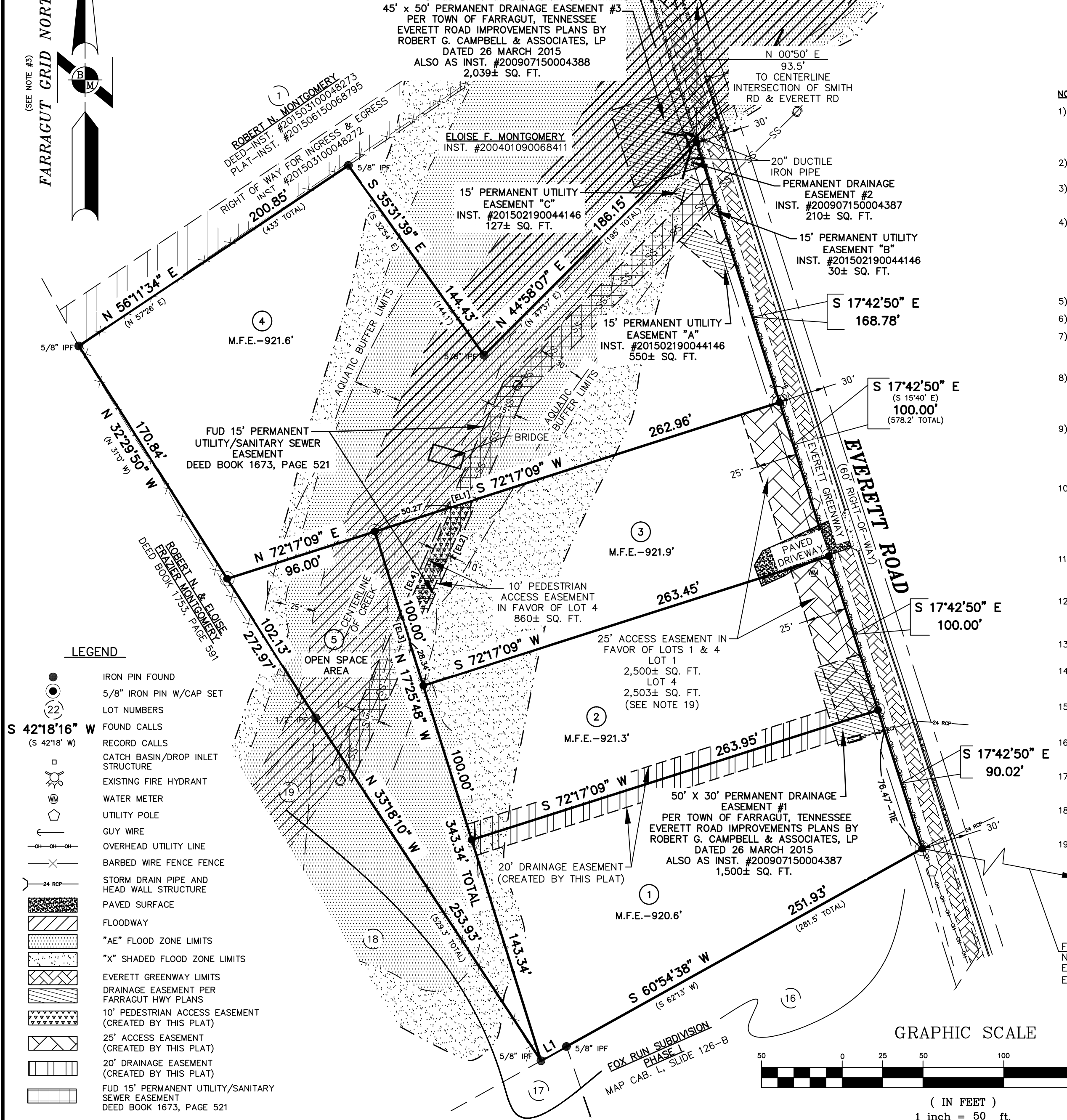
  

10' PEDESTRIAN ACCESS EASEMENT TABLE		
LINE	LENGTH	BEARING
EL1	13.41'	N 72°17'09" E
EL2	96.11'	S 24°04'13" W
EL3	15.09'	N 17°25'48" W
EL4	75.87'	N 24°04'13" E

- LEGEND**
- IRON PIN FOUND
  - 5/8" IRON PIN W/CAP SET
  - ① LOT NUMBERS
  - FOUND CALLS (S 42°18'16" W)
  - RECORD CALLS
  - CATCH BASIN/DROP INLET STRUCTURE
  - EXISTING FIRE HYDRANT
  - WATER METER
  - UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITY LINE
  - BARBED WIRE FENCE
  - STORM DRAIN PIPE AND HEAD WALL STRUCTURE
  - PAVED SURFACE
  - FLOODWAY
  - "AE" FLOOD ZONE LIMITS
  - "X" SHADED FLOOD ZONE LIMITS
  - EVERETT GREENWAY LIMITS
  - DRAINAGE EASEMENT PER FARRAGUT HWY PLANS
  - 10' PEDESTRIAN ACCESS EASEMENT (CREATED BY THIS PLAT)
  - 25' ACCESS EASEMENT (CREATED BY THIS PLAT)
  - 20' DRAINAGE EASEMENT (CREATED BY THIS PLAT)
  - FUD 15' PERMANENT UTILITY/SANITARY SEWER EASEMENT DEED BOOK 1673, PAGE 521

**FINAL PLAT OF SUBDIVISION OF THE ANTHONY, JR. & HABIBI MAMONE PROPERTY**

BEING LOCATED ON CLT MAP 141 AND BEING REPRESENTED AS PARCEL 106 SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHIN THE CORPORATE LIMITS OF THE TOWN OF FARRAGUT, TENNESSEE



**OWNERS:**  
ANTHONY & HABIBI MAMONE  
509 SAINT CHARLES LANE  
KNOXVILLE, TN 37934  
(865) 396-8301

**LOCATION MAP**  
N.T.S.

- NOTES**
- CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS:  
**PARCEL 106:**  
OWNERS: ANTHONY, JR. & HABIBI MAMONE  
DEED: INST. #202505150060093  
ALL OF THE REGISTER'S OFFICE KNOX COUNTY, TENNESSEE.
  - THE PURPOSE OF THIS FINAL PLAT IS TO CREATE FOUR NEW LOTS AND AN OPEN SPACE COMMON AREA FROM ONE EXISTING PARCEL, CONSISTING OF 3.71± ACRES.
  - FARRAGUT GRID NORTH BASED ON A BEARING OF NORTH 55°44'21" EAST FROM CONTROL STATION No. 015R TO CONTROL STATION No. 016R. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
  - GNSS INFORMATION  
TDOT REFERENCE STATION: TN1A (E: 2,500,229.53' N: 566,157.74')  
RTK GNSS EQUIPMENT: CARLSON BRX7  
COORDINATES SHOWN HEREON: U.S. SURVEY FEET  
DATE(S) OF OBSERVATION: 10/18/2022, 12/22/2022, 01/16/2023, 02/23/2023  
EPOCH: 2010, VERTICAL DATUM/GEOID: NAD 83(2011)  
COMBINED SCALE FACTOR AT SITE: 0.99990394  
GNSS POSITIONAL QUALITY: H(0.10') V(0.17')
  - THE HORIZONTAL DATUM IS NAD83 (CORS96).
  - IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
  - SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILED OF THIS SURVEY.
  - FEMA ZONE DESIGNATION: ZONE FLOODWAY, "AE", "X", SHADED AND UNSHADED, AS SHOWN HEREON. GRAPHICAL REPRESENTATION OF THESE BEING PRODUCED BY SCALING AND PLOTTING ONLY.  
FEMA FIRM: 47093C0239F  
EFFECTIVE DATE: 5 AUGUST 2013
  - THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
  - PROPERTY ZONED: "R-1", RURAL SINGLE FAMILY RESIDENTIAL DISTRICT  
BUILDING SETBACKS:  
FRONT YARD = 35'  
SIDE YARD = 40' A TOTAL OF TWO SIDES, NO LESS THAN 15' ON ANY ONE SIDE  
REAR YARD = 25'  
TOTAL LOT COVERAGE: 35% MAX BUILDING COVERAGE: 25%  
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
  - A FIVE-FOOT CUSTOMARY UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IS PROVIDED ON EACH SIDE OF INTERIOR LOT LINES. A TEN-FOOT CUSTOMARY UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IS PROVIDED ON THE INSIDE OF ROAD RIGHTS-OF-WAYS AND LOT LINES ALONG THE PERIPHERY OF THE SUBDIVISION.
  - THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
  - THE BARBED WIRE FENCE RUNNING ALONG THE SUBJECT PROPERTY OPEN SPACE AND LOT 18 OF FOX RUN SUBDIVISION, PHASE 1 MEANDERS WITHIN 0.4' OVER A DISTANCE OF 107.7'.
  - THE BARBED WIRE FENCE RUNNING ALONG LOT 4 AND THE MONTGOMERY PROPERTY (DB 1753, PG 591) ENCROACHES ONTO THE SUBJECT PROPERTY A MAXIMUM OF 2.0' OVER A DISTANCE OF 12.6'.
  - THE BARBED WIRE FENCE RUNNING ALONG LOT 4 AND THE MONTGOMERY PROPERTY (INST. #201503100048272) ENCROACHES ONTO THE SUBJECT PROPERTY A MAXIMUM OF 0.8' OVER A DISTANCE OF 10.6'.
  - THE OPEN SPACE COMMON AREA REPRESENTED HEREON IS FOR THE BENEFIT OF ALL 4 LOTS CREATED HEREBY, SAID AREA TO BE MAINTAINED BY THE 4 LOT OWNERS EQUALLY AND NO BUILDING CAN BE CONSTRUCTED THEREON.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
  - BUILDING CONSTRUCTION ON LOT 4 IS LIMITED TO THE PORTION OF THE LOT LYING NORTHWEST OF THE CREEK. A PERMIT MUST BE ACQUIRED FOR A FEMA COMPLIANT STREAM CROSSING STRUCTURE PRIOR TO ACQUIRING A BUILDING PERMIT FOR A RESIDENCE ON LOT 4.
  - THERE WILL BE ONE POINT OF ACCESS ONTO EVERETT ROAD, SAID POINT OF ACCESS WILL BE AT THE COMMON LINE OF LOTS 2 AND 3.

	AREA BEFORE:	AREA AFTER:
PARCEL 106	(161,392± SQ. FT.) 3.71± ACRES	LOT 1 30,820± SQ. FT. 0.71± ACRES
		LOT 2 26,370± SQ. FT. 0.61± ACRES
FARRAGUT CONTROL #015R		LOT 3 26,321± SQ. FT. 0.61± ACRES
		LOT 4 61,219± SQ. FT. 1.40± ACRES
		LOT 5 16,662± SQ. FT. 0.38± ACRES
<b>TOTAL</b>	<b>161,392± SQ. FT.</b> <b>3.71± ACRES</b>	<b>TOTAL 161,392± SQ. FT.</b> <b>3.71± ACRES</b>

P:\22246\22246-RESUB.DWG PLOTTED BY: LINDA AULT-SMITH ON: 12/22/2025 11:09 AM LAST UPDATED BY: LINDA AULT-SMITH ON: 12/22/2025 11:09 AM

**BENCHMARK ASSOCIATES, INC.**  
Land Planners Land Surveyors

10308 Hardin Valley Road  
Knoxville, Tennessee 37932

Phone (865) 692-4090  
Facsimile (865) 692-4091

**FINAL PLAT OF SUBDIVISION OF THE ANTHONY, JR. & HABIBI MAMONE PROPERTY**

SITE ADDRESS:  
317 EVERETT ROAD  
FARRAGUT, TENNESSEE 37934

**FINAL PLAT**

DATE: 17 NOVEMBER 2025  
SCALE: 1" = 50'  
DRAWN BY: LGAS  
FILE NAME: 22246-RESUB  
BM PROJECT NO.: 22246

**1 of 1**

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XII. - General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Facade Requirements, to provide for new buildings to follow the Town of Farragut Architectural Design Standards, as amended, for the Town Center Subarea and remove reference to the Town Center Design Requirements (The Architecture Collaborative, Applicant)

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**Introduction & Background:** This item was discussed at the November meeting and involves a request to amend the Building Facade Requirements for new buildings in the Mixed Use Town Center (MUTC) portion of the General Commercial (C-1) Zoning District.

**Discussion & Recommendations:** The owners of the West End Center are looking at the possibility of constructing a new building at the south intersection of West End Avenue and West Point Drive. The building would be on the same parcel as the existing West End Center shopping center. As discussed at the November meeting, the existing shopping center pre-dates the formation of the MUTC land use area and associated regulations. One of the regulations in the Zoning Ordinance for new buildings within the MUTC is adherence to the Town Center Design Requirement for each exterior wall of a new building to maintain 75% minimum coverage with face brick. Since the West End Center pre-dates this requirement, the existing buildings are well below the face brick percentage.

In the Town's adopted Architectural Design Standards (ADS), the Building Design Standards for the Town Center Subarea provide for the use of face brick on at least 75% of the net facade area. In this manner, the four building elevations can be averaged rather than each elevation being at least 75% face brick. This is the same application used outside the MUTC with the exception that masonry (and not just face brick), as defined in the ADS, can be

used on at least 75% of the net facade area.

The applicant would like to average the four elevations with face brick, as provided for in the ADS. This would allow them to better blend architecturally the new building to the existing older shopping center building while still having an average of at least 75% face brick. Since this is in conflict with the existing provisions in the Zoning Ordinance, the applicant's request is to amend the Zoning Ordinance to provide for the ability to average the four elevations with at least 75% face brick as provided for in the ADS.

When this was reviewed with the Planning Commission in November, commissioners were open to amending the Zoning Ordinance to provide for the flexibility requested by the applicant. The staff is proposing in Ordinance 25-20, which is included in the packet, that new construction be governed by the Architectural Design Standards specific to the Town Center Subarea. In addition to increased flexibility, this amendment would also make the Zoning Ordinance consistent with the Architectural Design Standards.

The staff recommends approval of Resolution PC-25-10 which recommends approval of Ordinance 25-20 to the Board of Mayor and Aldermen.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve Resolution PC-25-10 which recommends approval of Ordinance 25-20 to the Board of Mayor and Aldermen.

**RESOLUTION PC-25-10**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO SUPPORT AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT CODE OF ORDINANCES, APPENDIX A., ZONING, CHAPTER 3., SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION F. MIXED USE TOWN CENTER, 3., BUILDING FAÇADE REQUIREMENTS, TO PROVIDE FOR NEW BUILDINGS TO FOLLOW THE TOWN OF FARRAGUT ARCHITECTURAL DESIGN STANDARDS, AS AMENDED, FOR THE TOWN CENTER SUBAREA AND REMOVE REFERENCE TO THE TOWN CENTER DESIGN REQUIREMENTS**

**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

**WHEREAS**, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

**WHEREAS**, a public hearing was held on this request on December 18, 2025;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 25-20.

ADOPTED this 18<sup>th</sup> day of December 2025.

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Ron Pinchok, Chairman

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Shannon Preston, Secretary

# Existing Language with Changes Shown

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- g. Medical spas.
  - h. Adult education and training facilities, indoors only.
  - i. Cultural activities.
  - j. Theaters.
  - k. Indoor recreational facilities.
  - l. Parks and community facilities.
  - m. Residential, provided it is located in the upper floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
  - n. Bed and breakfasts/inns.
  - o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
  - p. Churches and other places of worship, provided they are not located in freestanding buildings.
  - q. Day care facilities, provided they are not located in freestanding buildings.
  - r. Schools, public and private, provided they are not located in freestanding buildings.
  - s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
  - t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.
3. *Building Facade Requirements.*
- New construction shall comply with the Town of Farragut Architectural Design Standards, as amended, ~~and, in addition, the requirements provided for in Chapter 107, Article 2. Town Center Design Requirements, Sections 107-26 and 107-27, as amended~~ **for the Town Center Subarea.**
- Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.
4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
  - b. Stormwater runoff draining to rain gardens;
  - c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
  - d. Stormwater draining to bioswales/bioretenion facilities; or
  - e. Rainwater being harvested for irrigation or gray water uses.

**ORDINANCE:** 25-20  
**PREPARED BY:** Shipley  
**REQUESTED BY:** The Architecture Collaborative  
**CERTIFIED BY FMPC:** December 18, 2025  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT CODE OF ORDINANCES, APPENDIX A., ZONING, CHAPTER 3., SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION F. MIXED USE TOWN CENTER, 3., BUILDING FAÇADE REQUIREMENTS, TO PROVIDE FOR NEW BUILDINGS TO FOLLOW THE TOWN OF FARRAGUT ARCHITECTURAL DESIGN STANDARDS, AS AMENDED, FOR THE TOWN CENTER SUBAREA AND REMOVE REFERENCE TO THE TOWN CENTER DESIGN REQUIREMENTS**

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Code of Ordinances, Appendix A. – Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Façade Requirements, to provide for new buildings to follow the Town of Farragut Architectural Design Standards, as amended, for the Town Center Subarea and remove reference to the Town Center Design Requirements.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Code of Ordinances, Appendix A. – Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Façade Requirements is hereby amended as follows:

**SECTION 1.**

*3. Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended, for the Town Center Subarea.

**SECTION 2.**

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Ron Williams, Mayor

\_\_\_\_\_  
Crissy Fletcher, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2025,  
with approval recommended.

\_\_\_\_\_  
Ron Pinchok, Chairman

\_\_\_\_\_  
Shannon Preston, Secretary

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a request to rezone Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road) from Agricultural (A) to General Single-Family Residential (R-2)(Midtown Legal, Applicant)

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**Introduction & Background:** This agenda item was discussed at the November Planning Commission meeting and is a follow up to a workshop discussion that occurred prior to the regular July 17, 2025, Planning Commission meeting. The item involves a single parcel that was sold as part of an estate sale as two tracts without being legally subdivided.

**Discussion & Recommendations:** The staff provided background information at the November meeting and noted that, in order to ultimately divide the parcel into two lots, approval would be needed from the Board of Zoning Appeals since the division of the parcel would lead to a more nonconforming parcel as it relates to lot size and setbacks that are provided for in the Zoning Ordinance.

During discussion at the workshop session, the staff noted that the parcel is currently zoned Agricultural (A) and that the (A) Zoning District has a five-acre minimum lot size with a 50-foot front setback, 25-foot side setbacks, and a 35-foot rear setback. To help lessen the amount of variances that would be needed to divide the parcel, the applicant noted that, as discussed with the staff and Town Attorney, before taking this to the Board of Zoning Appeals, the parcel should be rezoned from (A) to General Single-Family Residential (R-2). The (R-2) Zoning District is the same as the abutting Brixworth Subdivision and requires a minimum lot size of 15,000 square feet. This district would be more appropriate for the parcel since the parcel is clearly not large enough for agricultural purposes and proposed structures on the vacant portion of the parcel would not be able to meet the required setbacks. The rezoning would bring the parcel into compliance for

the non-lake portion and would help the portion that abuts the lake to be much more compliant in terms of lot size. The effect of this would be to lessen the variance request needed for the resubdivision plat to only a variance from the minimum lot size for the lake portion of the parcel.

As mentioned at the November Planning Commission meeting, the applicant applied for the rezoning from (A) to (R-2) and has obtained permission from both property owners to move forward with the request. Included in the packet is Resolution PC-25-12 which recommends approval of Ordinance 25-22, an ordinance to rezone Parcel 05501 and 055, Tax Map 152, from (A) to (R-2) as shown on Exhibit A.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve Resolution PC-25-12 which recommends approval of Ordinance 25-22, an ordinance to rezone Parcel 05501 and 055, Tax Map 152, from (A) to (R-2) as shown on Exhibit A.

**RESOLUTION PC-25-12**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY REFERENCED AS PARCEL 05501, TAM MAP 152 AND PARCEL 055, TAX MAP 152, FROM AGRICULTURAL (A) TO GENERAL SINGLE FAMILY RESIDENTIAL (R-2)**

**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

**WHEREAS**, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

**WHEREAS**, a public hearing was held on this request on December 18, 2025;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 25-22 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Map, Ordinance 86-16, by rezoning the property at Parcel 05501 and 055, Tax Map 152, from A to R-2.

ADOPTED this 18<sup>th</sup> day of December 2025.

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Ron Pinchok, Chairman

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Shannon Preston, Secretary

**ORDINANCE:** 25-22  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Midtown Legal  
**CERTIFIED BY FMPC:** December 18, 2025  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.**

**BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

**SECTION 1.**

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property referenced as Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road), from Agricultural (A) to General Single-Family Residential (R-2) (See Exhibit A).

**SECTION 2.**

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Ron Williams, Mayor

\_\_\_\_\_  
Crissy Fletcher, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2025, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

\_\_\_\_\_  
Ron Pinchok, Chairman

\_\_\_\_\_  
Shannon Preston, Secretary

# Exhibit A


## Zoning Request

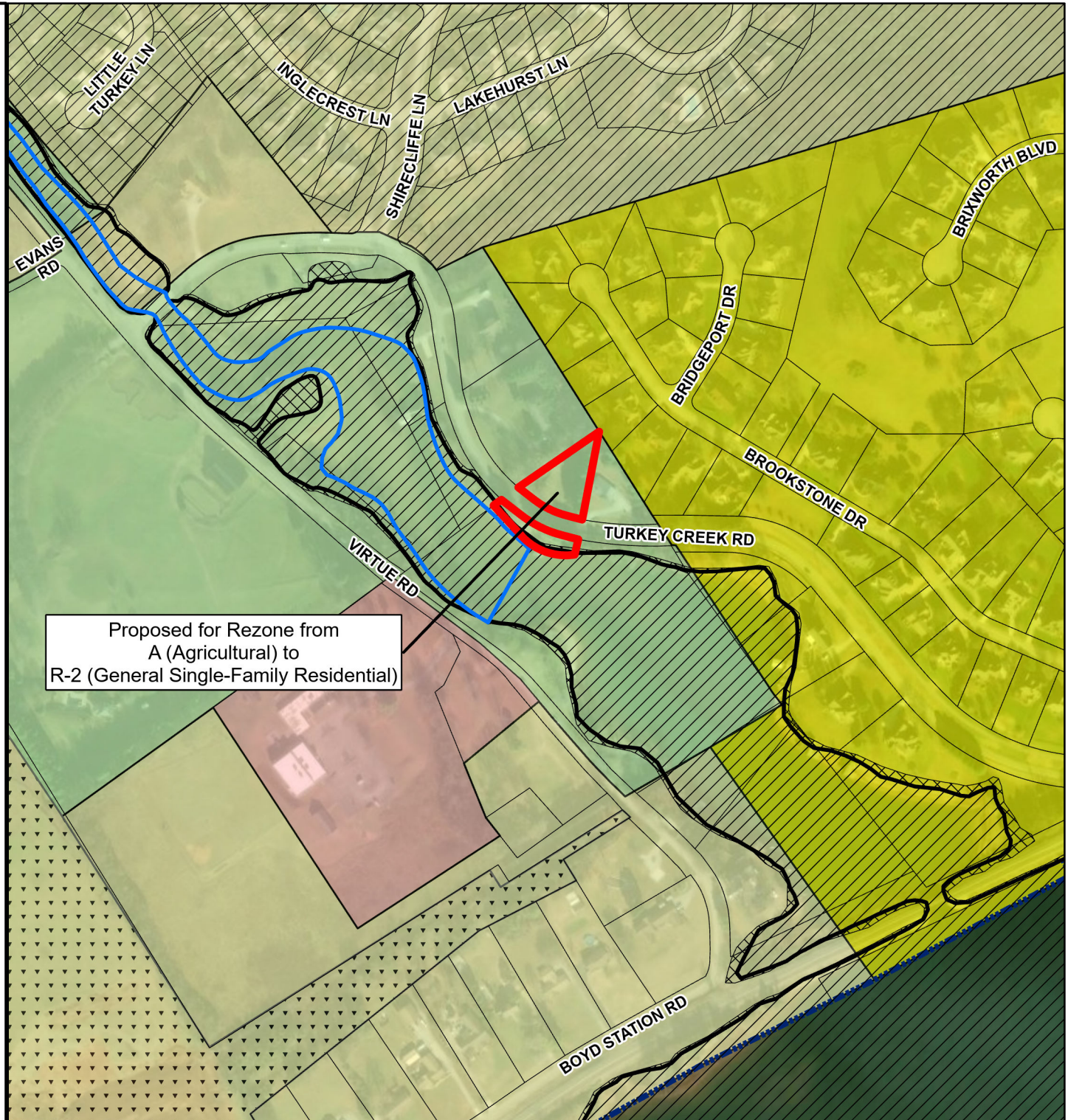
Rezone of 12232 Turkey Creek Rd  
Parcel 152, Tax Map 055 and 05501

Proposed for Rezone from  
A (Agricultural) to  
R-2 (General Single-Family Residential)

### Ordinance 25-22

#### Legend

-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone
-  Parcels
-  Subject Area
-  A, Agricultural
-  S-1, Community Service
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  R-1/OSMR, Open Space Mixed Residential Overlay



Proposed for Rezone from  
A (Agricultural) to  
R-2 (General Single-Family Residential)



1:4,224

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XVII. Office district (O-1), Subsection B. Permitted principal and accessory uses and structures, to add "Interactive Sports Analysis Services" as a permitted use and to include a definition for "Interactive Sports Analysis Services" in Chapter 2 of the Zoning Ordinance (Christian Miller, Applicant)

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**Introduction & Background:** This item was discussed at the November Planning Commission meeting and involves a request to amend the Office (O-1) Zoning District to provide for "Interactive Sports Analysis Services" to be a permitted use and to define this term in Chapter 2 of the Zoning Ordinance.

**Discussion & Recommendations:** At the November Planning Commission meeting the staff provided an overview of this item. It was noted that the applicant would like to open a business in a building that is currently zoned Office. The business would involve a member-only appointment based indoor golf practice and play simulation experience. Members would schedule a session, bring in their golf clubs, and practice on a simulated golf course.

Though specific to golf in this case, such sports analysis services could also apply to other sports and activities. In the current Office Zoning District, the closest permitted use would likely be "professional services" and, in Chapter 2 of the Zoning Ordinance, those are defined as "Services provided by a member of a recognized profession. Such activities include: medical, legal, dental, scientific consulting, insurance agent, architectural, engineering, land-planning, financial and business consulting services, accounting offices, and other similar activities as defined by the board of zoning appeals."

The staff explained that, rather than ask the board of zoning appeals for direction in this matter, the applicant was advised to

pursue a text amendment so that this and similar uses may be evaluated in terms of compatibility with the Office Zoning District. In reviewing such compatibility, an important consideration is whether the envisioned use would be similar to other office-type uses that are intended to serve as transitional uses between commercial and residential developments.

After reviewing the use with the applicant and the draft language that would be specific to such use, commissioners agreed that the envisioned use would be compatible with the Office Zoning District. The language included in Ordinance 25-21 creates a definition for Interactive Sports Analysis Services and within the Office Zoning District, provides for the use with restrictions on the size of the space devoted to such use, that the use will not include the sale of retail goods, food, or alcohol, and that any noise associated with such use will be contained within the space with noise proofing measures reflected on building and/or tenant space completion plans.

The staff recommends approval of Resolution PC-25-11 which recommends approval of Ordinance 25-21 to the Board of Mayor and Aldermen.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve Resolution PC-25-11 which recommends approval of Ordinance 25-21 to the Board of Mayor and Aldermen.

**RESOLUTION PC-25-11**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO SUPPORT AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT CODE OF ORDINANCES, APPENDIX A., ZONING, CHAPTER 2. – DEFINITIONS, TO ADD A DEFINITION FOR INTERACTIVE SPORTS ANALYSIS SERVICES, AND CHAPTER 3., SECTION XVII, OFFICE DISTRICT (O-1), SUBSECTION B. PERMITTED PRINCIPAL AND ACCESSORY USES AND STRUCTURES, TO ADD INTERACTIVE SPORTS ANALYSIS SERVICES AS A PERMITTED USE**

**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

**WHEREAS**, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

**WHEREAS**, a public hearing was held on this request on December 18, 2025;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 25-21.

ADOPTED this 18<sup>th</sup> day of December 2025.

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Ron Pinchok, Chairman

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Shannon Preston, Secretary

**ORDINANCE:** 25-21  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Christian Miller  
**CERTIFIED BY FMPC:** December 18, 2025  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT CODE OF ORDINANCES, APPENDIX A., ZONING, CHAPTER 2. – DEFINITIONS, TO ADD A DEFINITION FOR INTERACTIVE SPORTS ANALYSIS SERVICES, AND CHAPTER 3., SECTION XVII, OFFICE DISTRICT (O-1), SUBSECTION B. PERMITTED PRINCIPAL AND ACCESSORY USES AND STRUCTURES, TO ADD INTERACTIVE SPORTS ANALYSIS SERVICES AS A PERMITTED USE**

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Code of Ordinances, Appendix A. – Zoning, Chapter 2. Definitions, to provide for a definition of Interactive Sports Analysis Services and Chapter 3., Section XVII., Office District (O-1), Subsection B. Permitted Principal and Accessory Uses and Structures, to add Interactive Sports Analysis Services as a permitted use.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Code of Ordinances, Appendix A. – Zoning is hereby amended as follows:

**SECTION 1.**

Chapter 2. – Definitions, is amended to include the following: *Interactive Sports Analysis Services*: A low-occupancy, secure-entry establishment that employs member restricted, appointment-based sport specific simulation or analytical technology to provide measurement, evaluation, and analysis of individual performance.

**SECTION 2.**

Chapter 3., Section XVII., Office District (O-1), Subsection B. Permitted Principal and Accessory Uses and Structures, is amended to add Interactive Sports Analysis Services as a permitted use as follows:

*Interactive Sports Analysis Services*, provided that the building and/or tenant space does not exceed 3,500 gross square feet, does not include the sale of retail goods, food, or alcohol, and limits any noise associated with such use so that it is contained within the space with noise-proofing measures reflected on building and/or tenant space completion plans.

**SECTION 3.**

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Ron Williams, Mayor

\_\_\_\_\_  
Crissy Fletcher, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2025, with approval recommended.

\_\_\_\_\_  
Ron Pinchok, Chairman

\_\_\_\_\_  
Shannon Preston, Secretary

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on an ordinance to amend the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 - Vested Rights in Development Standards, by providing for updated provisions consistent with recent amendments to the Tennessee Code Annotated (TCA)(Town of Farragut, Applicant)

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**Introduction & Background:** In January 2015, the Tennessee Code Annotated, Section 13-4-310, was amended by Public Chapter No. 686, which established statewide standards for when development plans become vested. The legislation allowed local governments to pass an ordinance or resolution to identify the types of development plans unique to the municipality or county in which the applicant would become "vested" in the development standards in existence at the time of the approval of such development plans.

**Discussion & Recommendations:** Through Ordinance 15-17, the Town adopted the existing provisions in the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 – Vested Rights in Development Standards. These provisions specifically establish the types of development plans in which the applicant becomes vested in the existing development standards, and what action would constitute approval of such development plans.

On May 9, 2025, the Tennessee Code Annotated, Section 13-3-413, was amended by Public Chapter 465, Acts of 2025, to modify the vesting of development standards in those standards existing at the time of submission, rather than at the time of approval of the plan. It also created vested development rights for building permits which are also tied to the regulations existing at submission of the building permit. In order to be treated as “submitted” and fixing the development standards in which the applicant is vested, the submission, however, must "substantially comply with the requirements of local development ordinances and regulations."

Tennessee Code Annotated, Section 13-3-413 was further amended to require that local development ordinances specify what constitutes "substantial compliance." If a community does not specify what constitutes "substantial compliance", there could be substantial disagreement as to when the submittal was completed, this leading to disagreement as to the point in time at which the existing standards vested.

For the past few weeks, the staff has been working with the Town Attorney to develop the language in Ordinance 25-23 which is included in the packet. In determining the appropriate language, it was important to specifically reference that a complete application that demonstrates substantial compliance must correspond to the requirements in effect on the date when an initial application is filed. This helps to address the likely intent of Public Chapter 465, to ensure that the development standards in place when something complete is submitted will become fixed/vested and will not change for that plan, if it is ultimately approved, even though the development standards are amended by the Town.

From the staff and Town Attorney position, just because something is submitted does not make it complete or compliant. The submittal must include all information (based on what is adopted at the time of submittal) needed for it to be approved. Otherwise, the submittal is neither complete nor compliant and would not be subject to vesting.

Another provision in Ordinance 25-23 is to clarify what constitutes a "final development plan" and a "preliminary development plan" consistent with language used in the Tennessee Code Annotated. This helps to clarify what types of plans fall under each category for purposes of vesting based on the information required for such plans. Preliminary development plans have a different level of information than final development plans and what gets vested is based on the level of information specific to that type of plan.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To recommend approval of Resolution PC-25-13 which recommends approval of Ordinance 25-23 to the Board of Mayor and Aldermen.



**RESOLUTION PC-25-13**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO AMEND THE FARRAGUT CODE OF ORDINANCES, CHAPTER 24, SUBPART B., ARTICLE 3 – VESTED RIGHTS IN DEVELOPMENT STANDARDS, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-310, TENNESSEE CODE ANNOTATED, BY ESTABLISHING WHAT CONSTITUTES A COMPLETE AND COMPLIANT SUBMITTAL FOR VESTING PURPOSES FOR PRELIMINARY AND FINAL DEVELOPMENT PLANS AND BUILDING PERMITS**

**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

**WHEREAS**, the Farragut Municipal Planning Commission has adopted various ordinances and regulations to help implement the general plan for physical development provided in the Tennessee Code Annotated; and

**WHEREAS**, a public hearing was held on this request on December 18, 2025;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, Ordinance 25-23, to amend the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 – Vested Rights in Development Standards, to establish what constitutes a complete and compliant submittal for vesting purposes for preliminary and final development plans and building permits.

**ADOPTED** this 18<sup>th</sup> day of December 2025.

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Ron Pinchok, Chairman

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Shannon Preston, Secretary

***Existing Language in Code of Ordinances with Proposed Changes Shown***

**ARTICLE 3. VESTED RIGHTS IN DEVELOPMENT STANDARDS**

**Sec. 101-54. Purpose and intent.**

The purpose and intent of this article is to comply with T.C.A. § 13-4-310(e), pursuant to which the town is authorized to specifically identify by ordinance:

- (1) The types of development plans within the town's jurisdiction that will cause property rights in development standards applicable to the specific development plan to become vested; and
- (2) To specify what action constitutes the submittal of a complete application approval that demonstrates substantial compliance of as it relates to development plans within the town, after the occurrence of which will result in the development standards applicable to the specific development plan approved being vested that become vested, as required by T.C.A. § 13-4-310.

(Ord. No. 15-17, § 1(14-701), 11-12-2015)

**Sec. 101-55. Plans constituting development plans and entitled to vesting.**

- (a) As provided in T.C.A. § 13-4-310(k)(5)(A) (6)(A), all preliminary plats, site plans, landscape plans, and final plats as provided for in the town's regulations shall be recognized as "final development plans" entitled to vesting to the extent allowed by T.C.A. § 13-4-310.
- (b) As provided in T.C.A. § 13-4-310(k)(6)(7), concept plans, as provided for in the town's regulations, shall be recognized as "preliminary development plans" entitled to vesting to the extent allowed by T.C.A. § 13-4-310.

(Ord. No. 15-17, § 1(14-702), 11-12-2015)

**Sec. 101-56. Plan submittal.**

Because the mere submission of some paperwork does not necessarily constitute completeness or compliance of the paperwork with adopted codes and ordinances in effect on the date when an initial application is filed, a complete application that demonstrates substantial compliance shall be considered one that includes all required information, as provided for in adopted codes, ordinances, and corresponding checklists in effect on the date when an initial application is filed, that would be needed for the approval of such plan, as described in Section 101-57.

Where applied to a building permit, a complete application that demonstrates substantial compliance shall be one that conforms in all respects to the Town's ordinances and regulations in order to qualify to receive a building permit.

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**Sec. 101-567. Plan approval.**

Approval of any development plan, as described in this article, shall occur upon the affirmative acknowledgment in writing by town staff of the satisfactory completion of all conditions and "subject to" requirements specified by the town municipal planning commission, and/or the town visual resources review board, and/or the town board of mayor and aldermen as part of the formal approval process.

(Ord. No. 15-17, § 1(14-703), 11-12-2015)

**Secs. 101-58—101-85. Reserved.**

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**ORDINANCE:** 25-23  
**PREPARED BY:** Shipley/Hale  
**REQUESTED BY:** Staff  
**CERTIFIED BY FMPC:** December 18, 2025  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE FARRAGUT CODE OF ORDINANCES, CHAPTER 24, SUBPART B., ARTICLE 3 – VESTED RIGHTS IN DEVELOPMENT STANDARDS, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-310, TENNESSEE CODE ANNOTATED BY ESTABLISHING WHAT CONSTITUTES A COMPLETE AND COMPLIANT SUBMITTAL FOR VESTING PURPOSES FOR PRELIMINARY AND FINAL DEVELOPMENT PLANS AND BUILDING PERMITS.**

**WHEREAS**, the Tennessee Code Annotated (TCA) Section 13-4-310, as amended by Public Chapter No. 686, established statewide standards that took effect January 1, 2015 for municipal planning for “vesting periods” upon the approval of final development plans; and

**WHEREAS**, Public Chapter No. 686 provided that local governments may pass an ordinance or resolution to identify the types of development plans that will cause property rights to become vested and specify the actions that constitute approval of such development plans;

**WHEREAS**, through Ordinance 15-17, the Town adopted the existing provisions in the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 – Vested Rights in Development Standards;

**WHEREAS**, the existing provisions in the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 – Vested Rights in Development Standards, establish the types of development plans within the Town’s jurisdiction that will cause, once approved, property rights in development standards applicable to the specific development plan approved to become vested and to specify what action constitutes approval of development plans within the Town;

**WHEREAS**, on May 9, 2025, the Tennessee Code Annotated was amended by Public Chapter 465, Acts of 2025, to modify the commencement of vested development rights for development plans to begin at submission of an application that substantially complies with the

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Town’s regulations, rather than approval and to create vested development rights for building permits, which also begins at submission;

**WHEREAS**, the Tennessee Code Annotated was further amended to require that local development ordinances specify what must be submitted with an application for such submittal to constitute “substantial compliance.”

**WHEREAS**, in recognition of this requirement, the Board of Mayor and Aldermen wish to establish what constitutes “substantial compliance” and to clearly differentiate what types of plans are considered “preliminary development plans” and “final development plans” subject to vesting;

**NOW, THEREFORE, BE IT ORDAINED** that the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, hereby amends the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 – Vested Rights in Development Standards, by replacing it in its entirety with the following:

**SECTION 1.**

**Sec. 101-54. Purpose and intent.**

The purpose and intent of this article is to comply with T.C.A. § 13-4-310(e), pursuant to which the town is authorized to specifically identify by ordinance:

- (1) The types of development plans within the town's jurisdiction that will cause property rights in development standards applicable to the specific development plan to become vested; and
- (2) To specify what action constitutes the submittal of a complete application that demonstrates substantial compliance as it relates to development plans within the town, that become vested, as required by T.C.A. § 13-4-310.

**Sec. 101-55. Plans constituting development plans and entitled to vesting.**

- (a) As provided in T.C.A. § 13-4-310(k) (6)(A), all preliminary plats, site plans, landscape plans, and final plats, as provided for in the town's regulations, shall be recognized as “final development plans” entitled to vesting to the extent allowed by T.C.A. § 13-4-310.
- (b) As provided in T.C.A. § 13-4-310(k)(7), concept plans, as provided for in the town's regulations, shall be recognized as “preliminary development plans” entitled to vesting to the extent allowed by T.C.A. § 13-4-310.

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**Section 101-56. Plan submittal.**

Because the mere submission of some paperwork does not necessarily constitute completeness or compliance of the paperwork with adopted codes and ordinances in effect on the date when an initial application is filed, a complete application that demonstrates substantial compliance shall be considered one that includes all required information, as provided for in adopted codes, ordinances, and corresponding checklists in effect on the date when an initial application is filed, that would be needed for the approval of such plan, as described in Section 101-57.

Where applied to a building permit, a complete application that demonstrates substantial compliance shall be one that conforms in all respects to the Town's ordinances and regulations in order to qualify to receive a building permit.

**Sec. 101-57. Plan approval.**

Approval of any development plan, as described in this article, shall occur upon the affirmative acknowledgment in writing by town staff of the satisfactory completion of all conditions and "subject to" requirements specified by the town municipal planning commission, and/or the town visual resources review board, and/or the town board of mayor and aldermen as part of the formal approval process.

**SECTION 2.**

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Ron Williams, Mayor

\_\_\_\_\_  
Crissy Fletcher, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2025, with approval recommended.

\_\_\_\_\_  
Ron Pinchok, Chairman

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Shannon Preston, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**